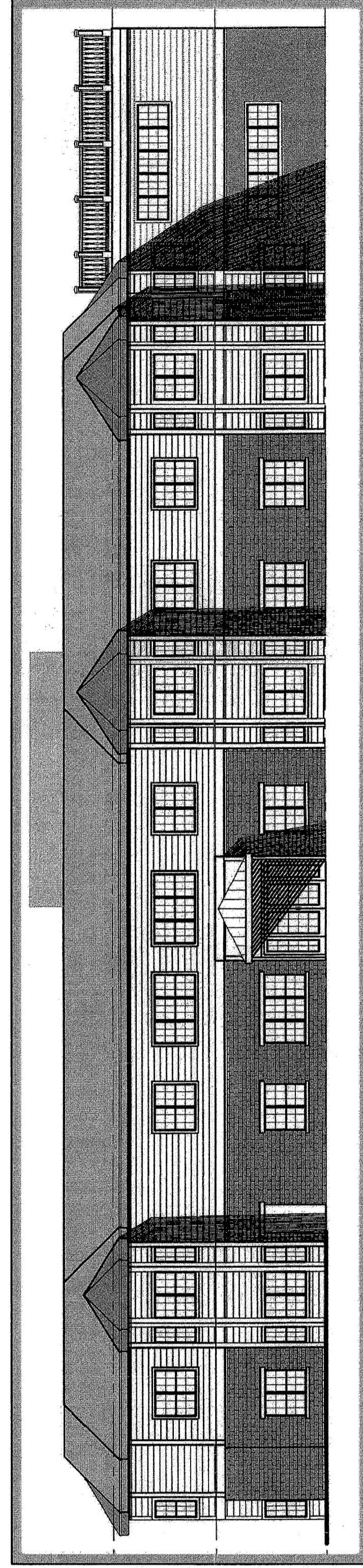


HUD Submission



The Inn at Cedars 630 Ocean Avenue Portland, Maine

Prepared For:
JHA Services, Inc
630 Ocean Avenue, Portland, Maine

GENERAL NOTES:

- PROJECT IS LOCATED WITHIN THE CITY OF PORTLAND.
- CONTRACTOR SHALL OBTAIN A GROUND SURVEY BY TICOM ASSOCIATES, DATED NOVEMBER 11, 2004.
- THE PROJECT IS SUBJECT TO SUBDIVISION AND DELEGATED (SDP) SITE REVIEW APPROVAL FROM THE CITY OF PORTLAND.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING "DOT-SAFE" AND LOCAL UTILITY TO THE CITY OF PORTLAND AND THE PORTLAND DEPARTMENT OF PUBLIC WORKS AND ENGINEERING OF ANY EXCAVATION OR AS OTHERWISE REQUIRED BY MAINE STATE LAW.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL MEANS, METHODS AND TECHNIQUES EMPLOYED TO PERFORM THE WORK SHOWN ON THESE PLANS.
- ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL SAFETY REGULATIONS.
- ALL WORK SHALL BE IN CONFORMANCE WITH THE CITY OF PORTLAND AND ALL UTILITY REGULATIONS.
- CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF ALL UTILITIES WITH THE RESPECTIVE COMPANY PRIOR TO THE START OF CONSTRUCTION. IF ANY DISCREPANCIES OR CONFLICTS ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND OWNER PRIOR TO PROCEEDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ACTIVITY PERMITS FOR THE WORK SHOWN ON THESE PLANS PRIOR TO CONSTRUCTION.
- NO BLASTING SHALL BE ALLOWED WITHIN 500 FEET OF ANY UTILITY WITHOUT THE NOTIFICATION AND APPROVAL OF THE APPROPRIATE UTILITY COMPANY. IN ADDITION, BLASTING SHALL BE PERMITTED ONLY AFTER THE CONTRACTOR HAS OBTAINED ALL NECESSARY PERMITS AND ACTIVITY PERMITS. BLASTING OPERATIONS SHALL BE IN ACCORDANCE WITH MAINE CITY OF PORTLAND, PORTLAND DEPARTMENT OF PUBLIC WORKS AND ENGINEERING REGULATIONS.
- ALL SHALLOWS CUTS SHALL BE CUT TO RESOLVE ALL CLEAN CUTS. A FILL CUT SHALL BE APPLIED ALONG THE CUT EDGES AND NEW PAVEMENT BUILT TO IT, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- ALL EXCAVATIONS SHALL BE RESPONSIBLE TO RECLAIM OR PROPERLY DISPOSE OF ALL REMOVED MATERIALS.
- CONDUIT SHALL BE USED FOR ELECTRIC, TELEPHONE AND TV IN ACCORDANCE WITH THE RESPECTIVE COMPANIES REQUIREMENTS.
- ALL EROSION & SEDIMENT CONTROL MEASURES SHALL BE INSTALLED & MAINTAINED IN ACCORDANCE WITH THE CITY OF PORTLAND, PORTLAND DEPARTMENT OF PUBLIC WORKS AND ENGINEERING REGULATIONS AND AS OTHERWISE SPECIFIED OR INDICATED ON DRAWINGS.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
- ALL SIGNALLING SHALL INCLUDE 16" ACCESSIBLE PAVEMENT AT ALL INTERSECTIONS & DRIVEWAYS.

CITY OF PORTLAND SITE PLAN & SUBDIVISION NOTES:

- LANDSCAPING SHALL MEET THE "MINORITHEORETICAL SPECIFICATIONS AND STANDARDS OF LANDSCAPING" AS SET FORTH IN THE CITY OF PORTLAND, PORTLAND DEPARTMENT OF PUBLIC WORKS AND ENGINEERING REGULATIONS AND AS OTHERWISE SPECIFIED OR INDICATED ON DRAWINGS.
- THE ENGINEER SHALL BE DEVELOPED AND/OR MAINTAINED AS DEFINED ON THE SITE PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ACTIVITY PERMITS FOR ANY ALTERATION TO OR DEVIATION FROM THE APPROVED SITE PLAN, INCLUDING, WITHOUT LIMITATION, ANY CHANGES TO THE LOCATION, SIZE, LOCATION AND SUBSTANCE OF PLANTING AREAS AND LOCATION AND SIZE OF BUILDINGS.
- ALL POWER LINE UTILITIES SHALL BE UNDERGROUND.
- SEWERLINES AND CONDUITS SHALL BE DESIGNED AND BUILT WITH 12" DOWN RAMP AT ALL STREET INTERSECTIONS AND DRIVEWAYS. ALL CONDUITS SHALL BE INSTALLED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS AND AS OTHERWISE SPECIFIED OR INDICATED ON DRAWINGS.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED IN ACCORDANCE WITH MAINE REGULATIONS AND AS OTHERWISE SPECIFIED OR INDICATED ON DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ACTIVITY PERMITS FOR ANY ALTERATION TO OR DEVIATION FROM THE APPROVED SITE PLAN, INCLUDING, WITHOUT LIMITATION, ANY CHANGES TO THE LOCATION, SIZE, LOCATION AND SUBSTANCE OF PLANTING AREAS AND LOCATION AND SIZE OF BUILDINGS.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REMOVAL.
- ALL EROSION CONTROL MEASURES SHALL BE DESIGNED AND BUILT TO PREVENT EROSION AND TO STABILIZE WITH LOW AND USED OR OTHER METHODS AS REQUIRED BY BEST MANAGEMENT PRACTICES (BMP).
- BEFORE TO CONSTRUCTION, A RECONSTRUCTION MEETING SHALL BE HELD AT THE PROJECT SITE WITH THE OWNER TO REVIEW THE CONSTRUCTION SCHEDULE AND CRITICAL ASPECTS OF THE SITE WORK. AT THE RECONSTRUCTION MEETING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING A MUTUALLY AGREED TIME FOR THE CONSTRUCTION SCHEDULE TO THE ATTENDING CITY REPRESENTATIVE TO BE HELD.
- EXISTING MEASUREMENTS SHALL BE CONSIDERED IN AREAS SHOWN ON THIS SITE PLAN. EXISTING OR OTHER MEASUREMENTS SHALL BE OBTAINED OUTSIDE THE PROPERTY LINE OF ADJACENT PROPERTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ACTIVITY PERMITS FOR ANY ALTERATION TO OR DEVIATION FROM THE APPROVED SITE PLAN, INCLUDING, WITHOUT LIMITATION, ANY CHANGES TO THE LOCATION, SIZE, LOCATION AND SUBSTANCE OF PLANTING AREAS AND LOCATION AND SIZE OF BUILDINGS.

Project Team

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LEGEND

EXISTING	PROPOSED
CONTOUR	CONTOUR
SPOT GRADE	SPOT GRADE
PROPERTY LINE	PROPERTY LINE
BUILDING SETBACK	BUILDING SETBACK
EDGE OF PAVEMENT	EDGE OF PAVEMENT
BIT CURB	BIT CURB
SANITARY SEWER	SANITARY SEWER
STORM DRAIN	STORM DRAIN
WATER MAIN	WATER MAIN
OVERHEAD WIRE	OVERHEAD WIRE
TELEPHONE & CABLE	TELEPHONE & CABLE
UTILITY POLE	UTILITY POLE
CONCRETE	CONCRETE
MANHOLE	MANHOLE
HYDRANT	HYDRANT
GATE VALVE	GATE VALVE
TRIP RAP	TRIP RAP
SEWALK RAMP	SEWALK RAMP
STONE CHECK DAM	STONE CHECK DAM
EROSION CONTROL MATING	EROSION CONTROL MATING
LIGHT POLE	LIGHT POLE

Index Of Drawings

DRAWING #	COVER SHEET
C-0	ALTA / ACSM LAND TITLE SURVEY
(1 of 1)	EXISTING CONDITIONS & REMOVALS
C-1	LAYOUT & UTILITIES
C-2	GRADING, DRAINAGE & EROSION CONTROLS
C-3	LANDSCAPE & LIGHTING
C-4	NIC-BORING LOCATIONS
*C-5	WETLAND MITIGATION (NOT INCLUDED)
C-6	EROSION & SEDIMENT CONTROL NOTES
C-7	DETAILS
C-8	DETAILS
C-9	DETAILS
C-10	DETAILS
C-11	DETAILS
C-12	DETAILS
C-13	SUBSURFACE POND DETAIL

(NOT IN CONTRACT)

3/11/22/06 HUD Firm Commitment
2/10/05/06 Permit Submission
1/3/20/06 General revisions
9/08/05 Final Revisions

7/22/05 Final Site Plan Review
6/27/05 Re-Issue for Preliminary Bid
5/11/05 Issue for Preliminary Bid
4/25/05 Re-issue Preliminary Subdivision Review
3/02/05 Re-issue Preliminary Subdivision Review

Issue: 12/23/04 Preliminary Subdivision Review



Drawing Co:
LUC PROJ 151061